

Suburb flyover report

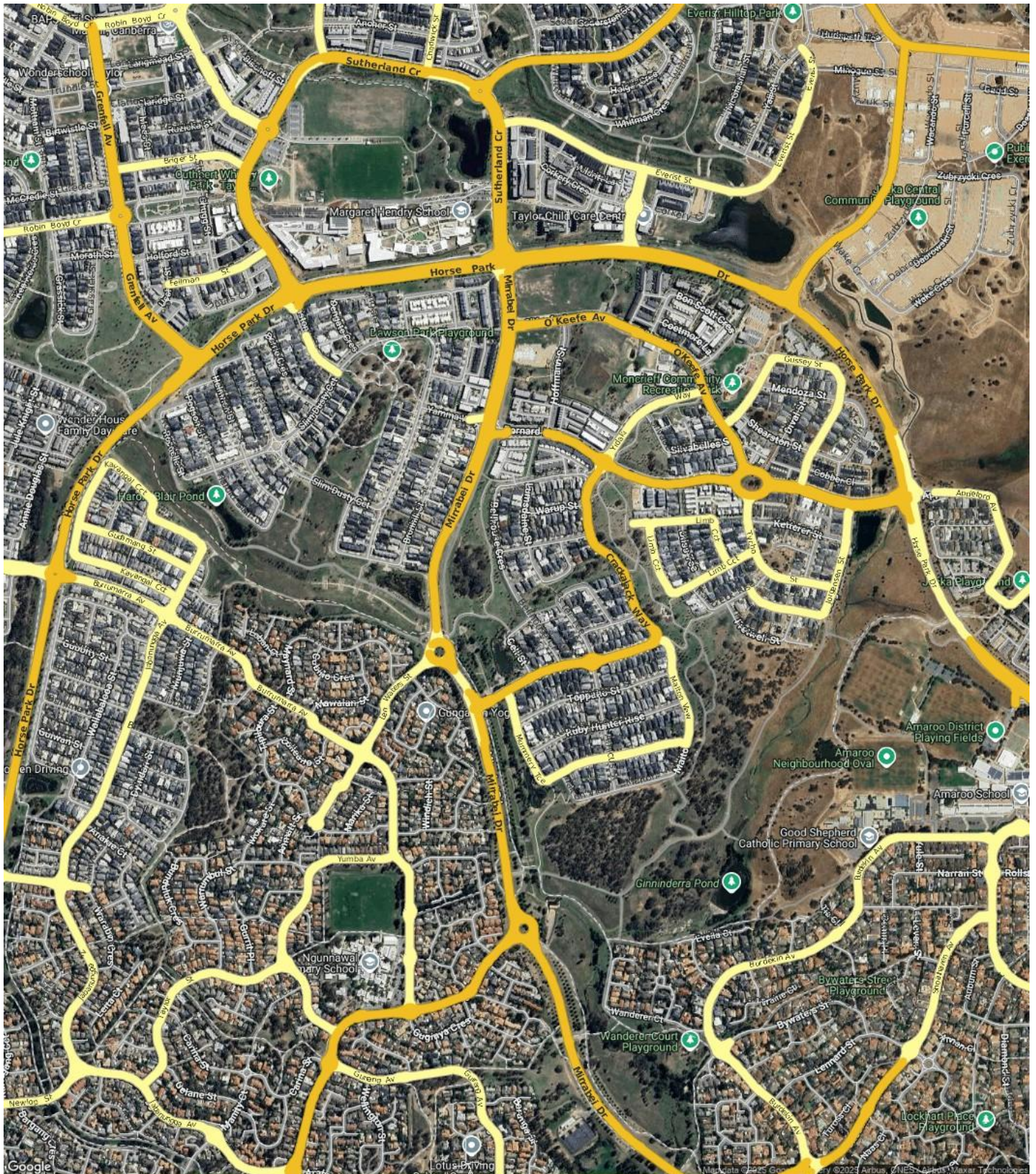
MONCRIEFF (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



MONCRIEFF - Suburb Map



Prepared on 03/09/2025 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2025 (pricefinder.com.au)

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MONCRIEFF - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2014	1	\$ 217,000	0.0 %	\$ 217,000	\$ 217,000
2015	1	\$ 380,000	75.1 %	\$ 380,000	\$ 380,000
2016	70	\$ 382,000	0.5 %	\$ 250,000	\$ 1,524,000
2017	119	\$ 630,000	64.9 %	\$ 222,850	\$ 932,000
2018	64	\$ 752,500	19.4 %	\$ 233,000	\$ 935,000
2019	69	\$ 720,000	-4.3 %	\$ 305,000	\$ 1,010,000
2020	76	\$ 764,000	6.1 %	\$ 410,000	\$ 1,220,000
2021	82	\$ 899,500	17.7 %	\$ 300,000	\$ 1,580,000
2022	52	\$ 1,060,000	17.8 %	\$ 340,000	\$ 10,999,000
2023	53	\$ 1,070,000	0.9 %	\$ 455,000	\$ 1,850,000
2024	53	\$ 1,005,000	-6.1 %	\$ 658,000	\$ 1,600,000
2025	22	\$ 1,075,000	7.0 %	\$ 370,000	\$ 1,300,000

Median Sale Price

\$1.04m

Based on 53 recorded House sales within the last 12 months (Financial Year 2025)

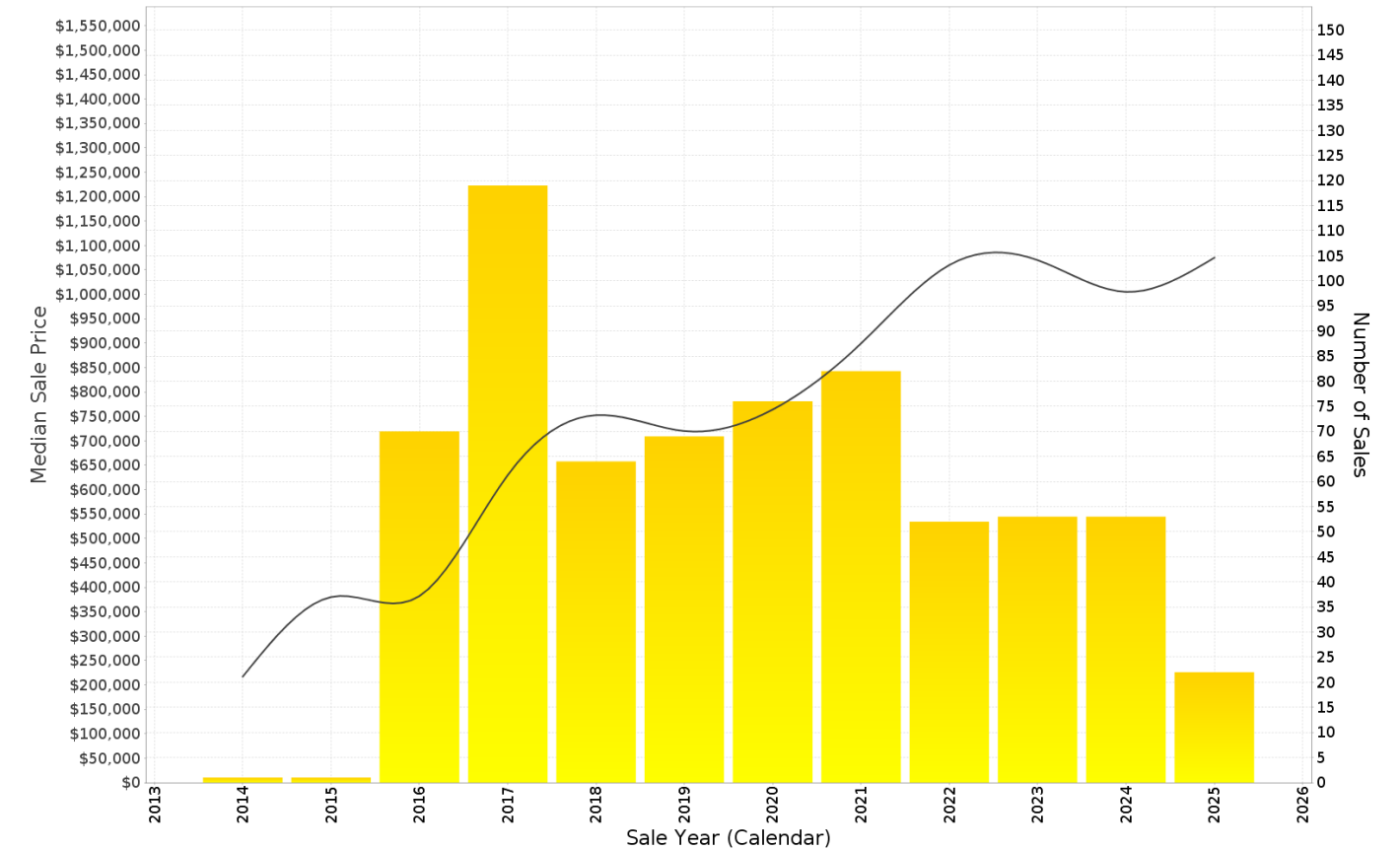
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

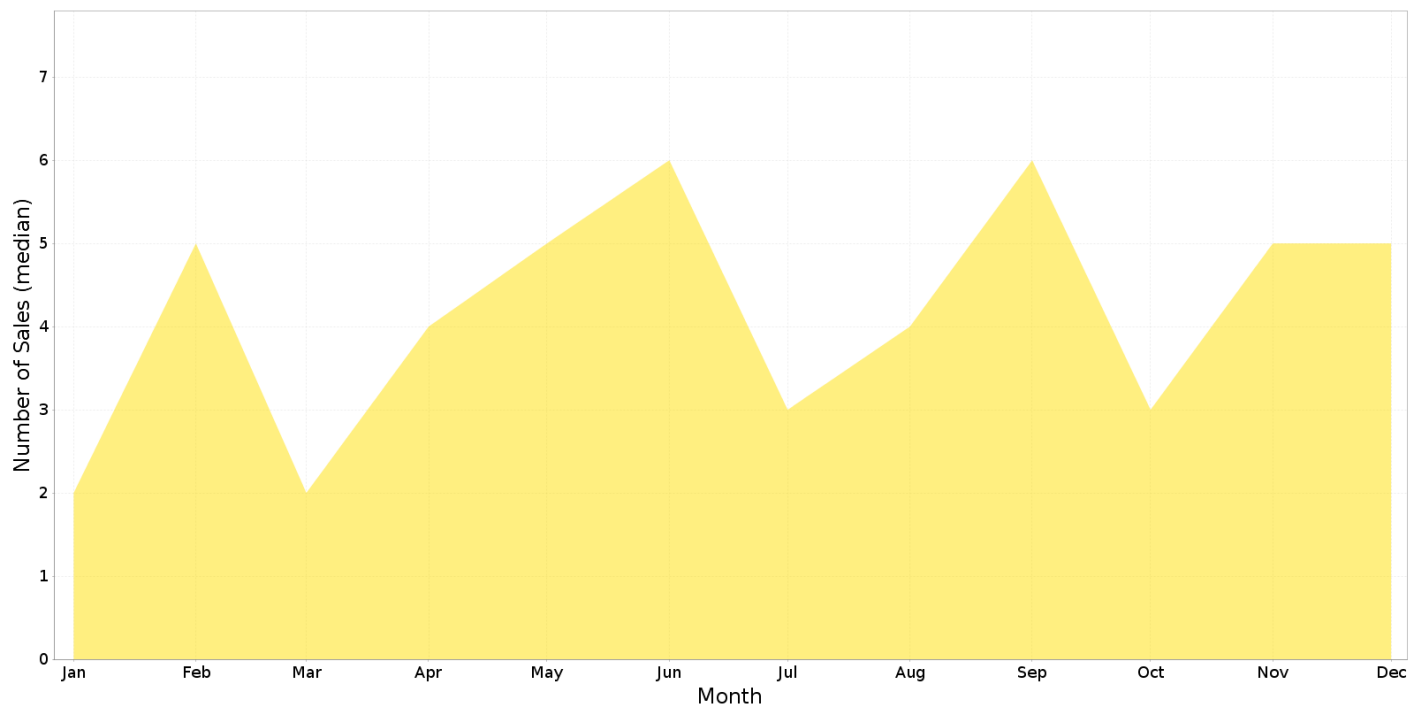
+4.2%

Current Median Price: \$1,045,000
Previous Median Price: \$1,003,000

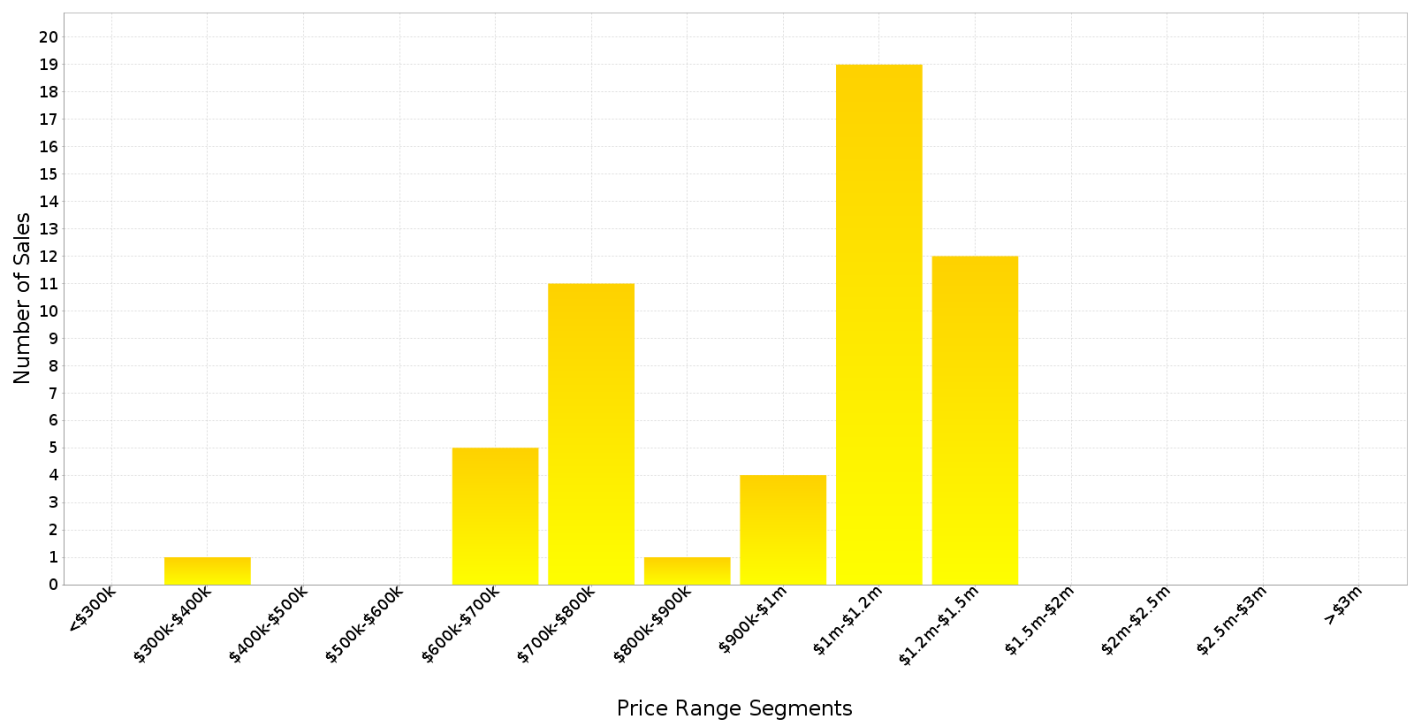
Based on 104 recorded House sales compared over the last two rolling 12 month periods



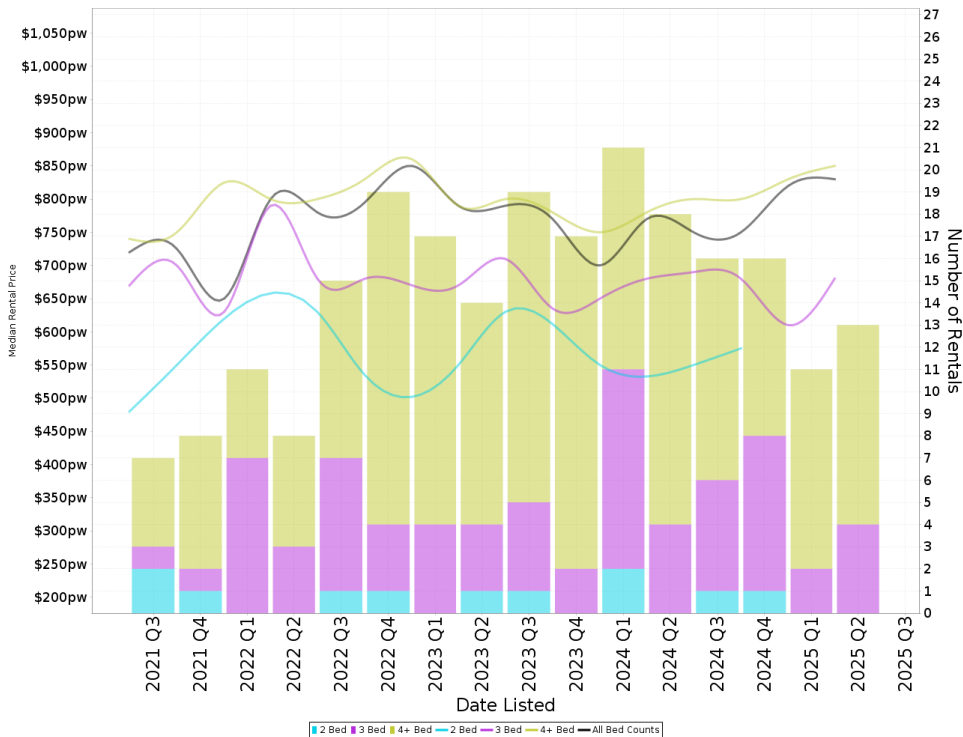
MONCRIEFF - Peak Selling Periods (3 years)



MONCRIEFF - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.2%

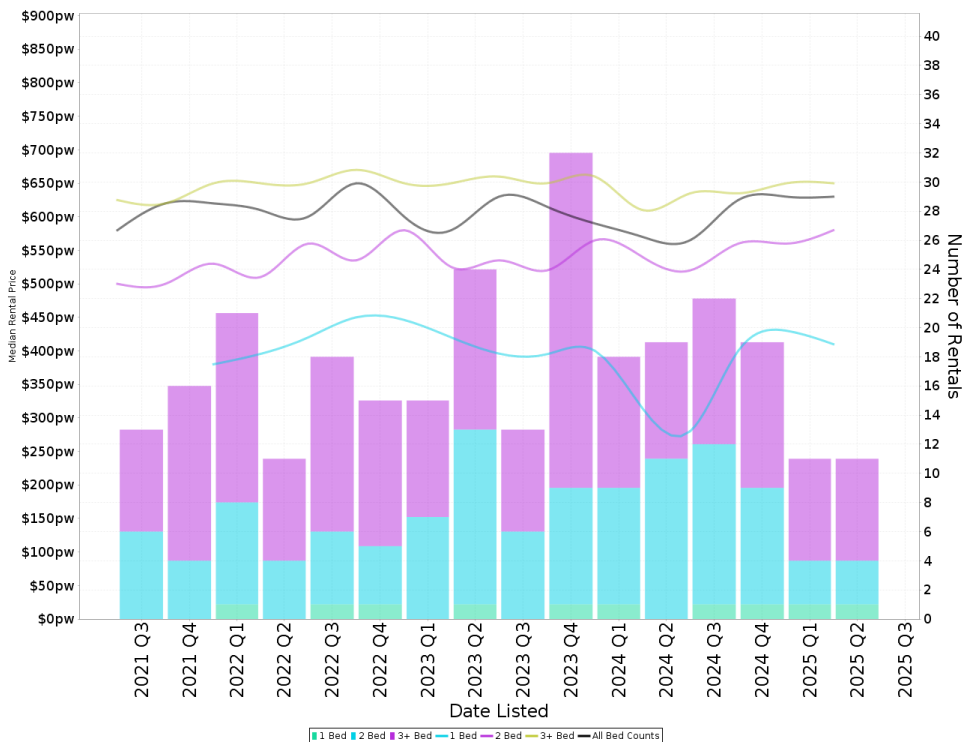
Current Median Price: \$1,045,000
Previous Median Price: \$1,003,000
 Based on 104 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$1,045,000
Current Median Rent: \$790
 Based on 56 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.2%

Current Median Price: \$665,000
Previous Median Price: \$680,000
 Based on 91 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$665,000
Current Median Rent: \$620
 Based on 63 registered Unit rentals compared over the last 12 months.

MONCRIEFF - Recently Sold Properties

Median Sale Price
\$1.04m

Based on 53 recorded House sales within the last 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth
+4.2%

Current Median Price: \$1,045,000
Previous Median Price: \$1,003,000

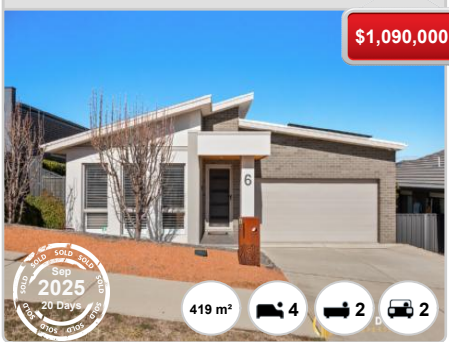
Based on 104 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
53

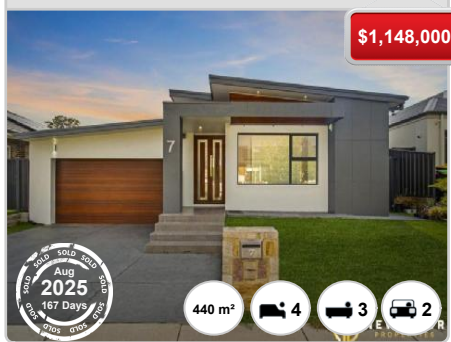
Based on recorded House sales within the 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics

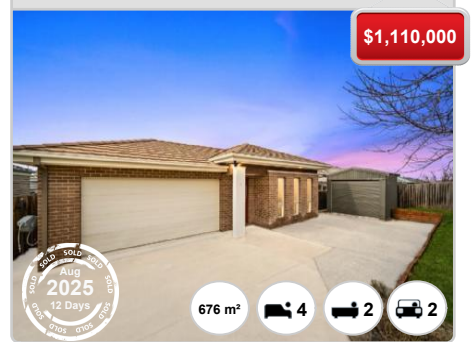
6 PIKLER RISE



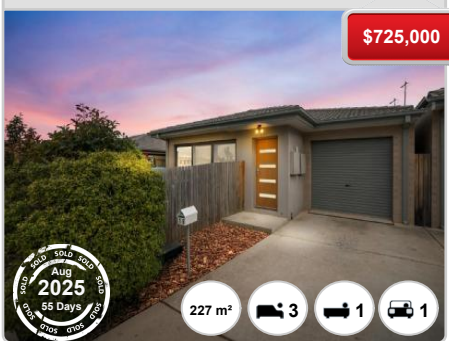
7 DULCIE HOLLAND CRES



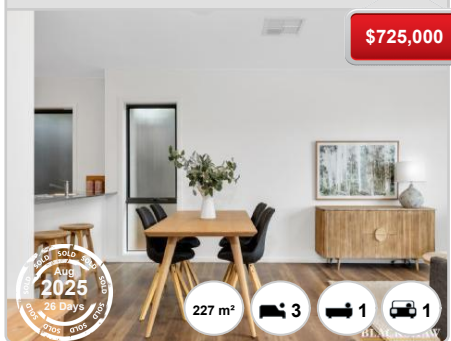
29 BRONHILL ST



18 SHEARSTON ST



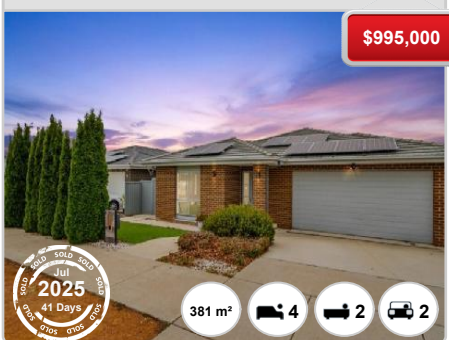
12 SHEARSTON ST



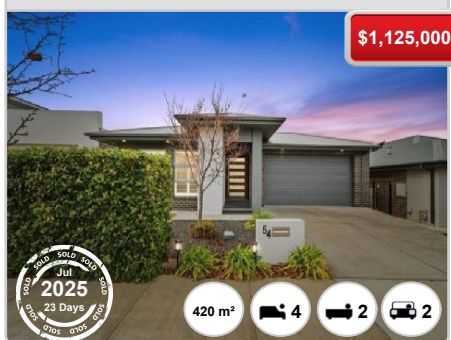
33 TOPPANO ST



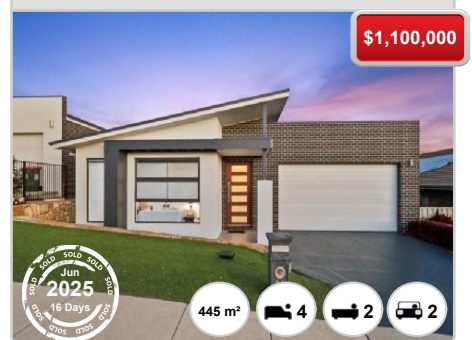
4 COLGAN ST



54 BELLHOUSE CRES



36 TOPPANO ST



72 BERNARD HEINZE AVE

\$750,000

SOLD
Jun 2025
72 Days

292 m² 3 2 2

61 MALTON VIEW

\$1,300,000

SOLD
Jun 2025
23 Days

475 m² 4 2 2

4 SPOUSE PL

\$1,105,000

SOLD
Jun 2025
23 Days

457 m² 4 2 2

8 SPOUSE PL

\$1,000,000

SOLD
Jun 2025
N/A

404 m² 4 2 2

38 DORRIE CRES

\$725,000

SOLD
May 2025
56 Days

192 m² 3 2 1

64 BRONHILL ST

\$370,000

SOLD
Jun 2025
N/A

153 m² - - -

47 BRONHILL ST

\$910,000

SOLD
May 2025
15 Days

430 m² 3 2 2

45 BRONHILL ST

\$1,150,000

SOLD
May 2025
15 Days

674 m² 4 2 2

16 JORGENSEN ST

\$1,300,000

SOLD
Apr 2025
18 Days

450 m² 6 6 2

32 JORGENSEN ST

\$1,200,000

SOLD
Apr 2025
188 Days

499 m² 5 3 2

42 MUMMERY TCE

\$1,200,000

SOLD
Apr 2025
16 Days

473 m² 4 3 2

36 SLIM DUSTY CCT

\$1,100,000

SOLD
Apr 2025
28 Days

511 m² 4 2 2

MONCRIEFF - Properties For Rent

Median Rental Price

\$790 /w

Based on 56 recorded House rentals within the last 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+3.9%

Current Median Price: \$1,045,000
Current Median Rent: \$790

Based on 53 recorded House sales and 56 House rentals compared over the last 12 months

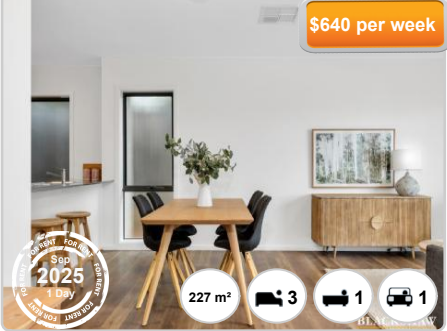
Number of Rentals

56


Based on recorded House rentals within the last 12 months (Financial Year 2025)

Based on a rolling 12 month period and may differ from calendar year statistics


12 Shearston Street





\$640 per week




227 m²









27 RUBY HUNTER RISE





\$890



450 m²








7 Tycho Street





\$660 per week



213 m²







56 BELLHOUSE CRESCENT



\$770 per week



686 m²





